



Stephanie Rawlings-Blake  
Mayor

## PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

### STAFF REPORT



Thomas J. Stosur  
Director

**December 2, 2010**

**REQUEST:** City Council Bill #10-0448/Conditional Use Parking, Open Off-Street Area – 509 South Washington Street:

For the purpose of permitting, subject to certain conditions, the establishment, maintenance, and operation of a parking, open off-street area on the property known as 509 South Washington Street, as outlined in red on the accompanying plat.

**RECOMMENDATION:** Amendment and approval, with one amendment:

- That the plans approved by the Site Plan Review Committee (SPRC), dated October 21, 2010, are attached to and made part of the Ordinance.

**STAFF:** Eric Tiso

**PETITIONER(S):** RV Castle Corporation, c/o Victor Cheswick, Jr.

**OWNER:** RV Castle Corporation

#### **SITE/GENERAL AREA**

Site Conditions: 509 South Washington Street is located on the east side of the street, approximately 88' south of the intersection with Eastern Avenue. The property is a consolidation of 503, 505, 507, and 509-511 South Washington Street, and in total contains ±0.231 acres of land that is currently unimproved. This site is zoned R-8 residential, it is located within the Fells Point Local (CHAP) District, as well as within the Fells Point National Register of Historic Places District.

General Area: This site is located in the Fells Point Neighborhood, and though it is zoned residential, it lies between two commercial areas. The surrounding properties are mixed in use, and have a variety of commercial and residential uses in the immediate area. The prevalent building type in the area is attached structures.

#### **HISTORY**

This site does not have any previous legislative history.

#### **CONFORMITY TO PLANS**

This bill is compatible with the City of Baltimore's Comprehensive Master Plan, LIVE EARN PLAY LEARN, specifically the EARN section, Goal 3: Improve Access to Jobs and Transportation Linkages between Businesses.

## **ANALYSIS**

Project: In the R-8 residential district, the establishment of an open, off-street parking lot as a principal use is a conditional use, requiring approval from the Mayor and City Council, by way of an Ordinance (§4-1104). In this case, these properties had been previously developed, but had been cleared of structures. The owner, Mr. Victor Cheswick, Jr., also owns a number of properties immediately to the north that front on Eastern Avenue:

- 2001-2003 Eastern Avenue (Block 1783/ Lot 001)
- 2005 Eastern Avenue (Block 1783/ Lot 003)
- 2007-2009 Eastern Avenue (Block 1783/ Lot 004)
- 2015 Eastern Avenue (Block 1783/ Lot 008)
- 2019 Eastern Avenue (Block 1783/ Lot 010)

It is Mr. Cheswick's desire to use this vacant property as a parking lot to support his various tenants in this block.

Site Plan Review Committee: The SPRC reviewed and approved the proposed parking lot layout on October 27, 2010. The site plan shows 26 parking spaces, two of which are handicapped accessible. The landscaping plan shows that four trees will be provided.

Historic Review: As this property lies within the local Fells Point Historic District, the screening walls will need separate approval from the Commission for Historical & Architectural Preservation (CHAP).

Community Input: The following community organizations have been notified of this action: The Banner Neighborhoods Community Corporation, the Broadway Area Business Association, the Fells Point Community Organization, the Fells Point Task Force, the Fells Prospect, Inc., the Friends of Patterson Park, the Greenspace Action Partnership (GAP), the Preservation Society, the Southeast Community Development Corporation-(SCDC), the Upper Fells Point Improvement Association, and the Waterfront Coalition

**Thomas J. Stosur**  
**Director**